

Summary of Switzerland County 2015 Annual Adjustment Methodology

Method

The sales comparison method using local market data was used to adjust the assessments in Switzerland County for 2015. The annually adjusted values used in the study were developed based on updated land values, and any changes in parcel characteristics discovered during Phase I of the Cyclical Reassessment and 2014 / 2015 new construction field activities. The sales used for the 2015 annual adjustments were from March 2, 2013 to March 1, 2015. Land base rates and neighborhood factors were examined in each neighborhood and property class.

Due to the lack of adequate paired sales or re-sales data, a reliable indication of overall market movement in Switzerland County, solely as a function of time, cannot be reasonably supported. Therefore, no time adjustment has been developed or applied for any property class in this study.

The DLGF's file "SWITZERLAND Sales Reconciliation 04-07-2015.xlsx" was added to the study as the "Sales Reconciliation" tab. All 123 sales in that file have been fully reconciled.

Industrial Vacant Properties:

Sales for vacant industrial properties were expanded to include valid transactions occurring from March 2, 2012 to March 1, 2015. There were no valid industrial sales during this expanded sales horizon.

Industrial Improved Properties:

Sales for improved industrial properties were expanded to include valid transactions occurring from March 2, 2012 to March 1, 2015. There were no valid industrial sales during this expanded sales horizon.

Commercial Vacant Properties:

Sales for vacant commercial properties were expanded to include valid transactions occurring from March 2, 2012 to March 1, 2015. There were no valid sales countywide during the study time horizon. Analyses of the commercial improved property class were considered as indicators of market forces affecting industrial vacant and improved in addition to the commercial vacant classes.

Commercial Improved Properties:

There were 7 valid commercial improved sales countywide occurring from March 2, 2012 to March 1, 2015 whose data were combined for analysis. Even though the Price Related Differential is within statistical tolerance, due to the low sales sample size, the Spearman Rank Test was performed showing no significant vertical inequity.

Residential Properties:

VACANT: Sales for vacant residential properties were expanded to include all valid transactions occurring from March 2, 2012 to March 1, 2015. There were an insufficient number of sales to allow for a credible analysis of any individual township. Even though the Price Related Differential is within statistical tolerance, due to the low sales sample size, the Spearman Rank Test was performed showing no significant vertical inequity.

IMPROVED: Sales for improved residential properties included all valid transactions occurring from March 2, 2013 to March 1, 2015. It was necessary to group Craig, Pleasant, York and Posey Townships in order to enhance the statistical reliability of the study. Even though the Price Related Differential for Cotton Township is within statistical tolerance, due to the low sales sample size, the Spearman Rank Test was performed showing no significant vertical inequity.